



## 30 Caling Croft New Ash Green

- Staggered Terrace Three Bedroom House
- Lovely Position
- Spacious Lounge/Diner
- Fitted Kitchen
- Downstairs Cloakroom
- Gas Central Heating
- Double Glazing Throughout
- Rear Garden
- Garage

Offers Over  
£325,000





A lovely staggered terrace three bedroom house with excellent sized family accommodation. The property has gas central heating, double glazing throughout, garage in small block of garages to the rear.

Situated in a delightful row of staggered terrace houses a delightful house offering the following accommodation; entrance porch, spacious lounge/diner, fitted kitchen to rear, rear lobby and downstairs cloakroom, upstairs there are three bedrooms and bathroom. The property also boasts a rear garden and plenty of parking plus garage to rear.

Tenure: Freehold

Council Tax Band: C

Fixtures and fittings by arrangement other than those mentioned.

Residents Society Fees and Village Association Fees apply to properties in New Ash Green, please ask for further information or contact New Ash Green Village Association directly for figures.

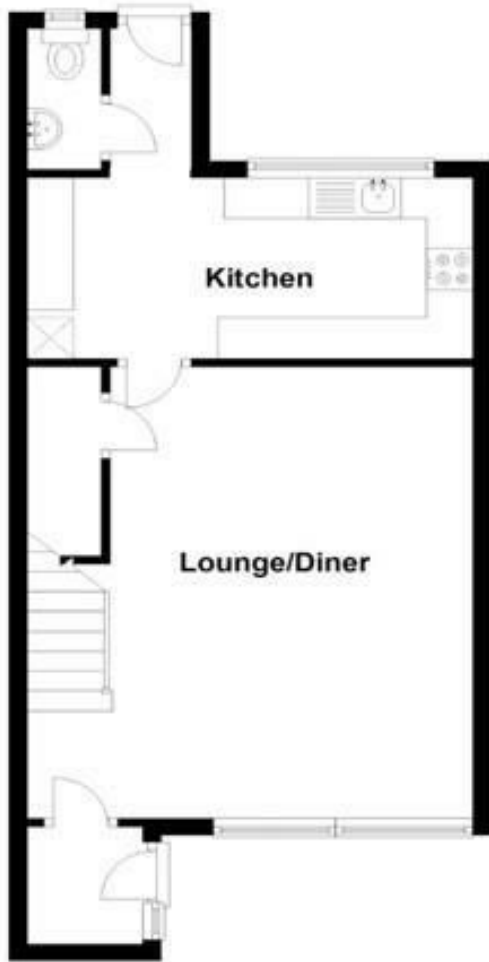




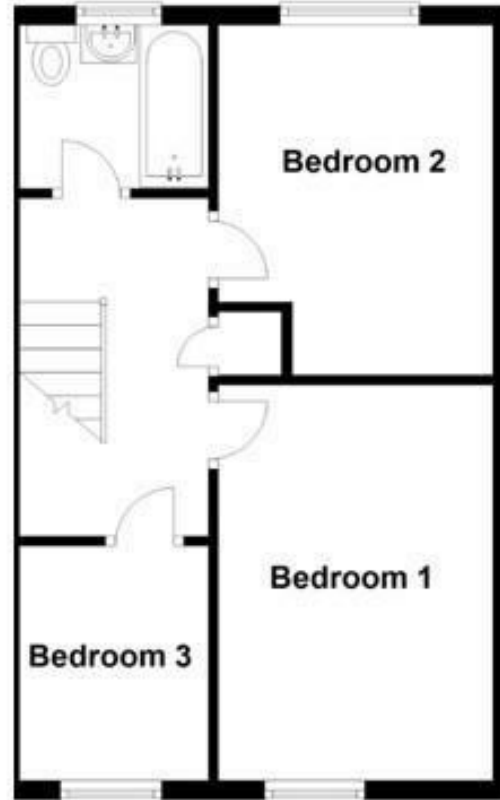




**Ground Floor**  
Approx. 43.1 sq. metres (463.9 sq. feet)



**First Floor**  
Approx. 37.9 sq. metres (408.1 sq. feet)



Open: Monday-Friday 9am-5.30pm  
Saturday 9am-5pm

**4 The Row, New Ash Green  
Kent DA3 8JG**

**1 The Parade, Wrotham Road  
Meopham, Kent DA13 0JL**

**01474 815811 / 871555**

info@hartleyestates.com  
www.hartleyestates.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-110kWh A			86
91-101kWh B		73	
80-90kWh C			
69-79kWh D			
58-68kWh E			
47-57kWh F			
36-46kWh G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Appliances and services are untested. Dimensions are approximate and floorplans are not to scale. Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.